

# JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE  
DIVISION OF CITY PLANNING



ROBERT D. COTTER, PP, AICP  
PLANNING DIRECTOR

JERRAMIAH T. HEALY, MAYOR  
CARL S. CZAPLICKI  
DEPARTMENT DIRECTOR

August 11, 2011

Ms. Mayda Arrue  
THE JERSEY JOURNAL  
30 Journal Square  
Jersey City NJ 07306

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Tuesday, August 16, 2011 edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City  
Department of Housing & Economic Development  
30 Montgomery Street, 14th Floor, Suite 1400  
Jersey City NJ 07302

Attn: Denise Jefferson

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Robert D. Cotter  
Secretary, Jersey City Planning Board  
Division of City Planning

Mayor's Office  
Carl Czaplicki, Director,  
HEDC  
File

**JERSEY CITY PLANNING BOARD  
PUBLIC NOTICE  
REGULAR MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of August 9, 2011

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in staff
5. Correspondence
6. Old Business:
7. New Business:
  
8. Review and discussion of the proposed McGinley Square East Redevelopment Plan.  
**Approved and recommended to City Council for Adoption.**
  
9. Case: P11-044 Minor Site Plan  
Applicant: Mohammad I Malik  
Attorney: pro se  
Review Planner: Kristin Russell  
Address: 580 Montgomery St.  
Block: 2119 Lots: 27  
Zone: Montgomery Street Redevelopment Plan  
Description: Change of use and renovation of existing commercial space  
**Decision: Approved with condition.**
  
10. Case: P07-110 One Year Extension to Minor Site Plan Interim Use  
Applicant: 247-249 Newark Ave.  
Attorney: Jon Campbell  
Review Planner: Kristin Russell  
Address: 247-249 Newark Ave.  
Block: 349 Lot: 14.99 & 15  
Zone: Village Study Area Redevelopment Plan  
Description: billboard banner  
**Decision: Approved with condition.**
  
11. Case: P11-046 Preliminary and Final Major Site Plan  
Applicant: Genesis Ocean Associates, LLC  
Attorney: George Garcia  
Review Planner: Jeffrey Wenger  
Address: 441-457 Ocean Avenue  
Block: 1332 Lots: 1, 2, A, B, C, 20.99, 18.99  
Zone: Turnkey Redevelopment Plan  
Description: Construction of new 5 story, 64 unit residential building with ground floor retail and 22 parking spaces.  
**Decision: Approved with condition.**
  
12. Case: P11-053 Preliminary/Final Major Site Plan with “c” variances  
Applicant: Genesis Green Senior Apartments LP  
Attorney: Eugene P. O'Connell  
Review Planner: Jeffrey Wenger  
Address: 742-748 Ocean Avenue  
Block: 1999 Lots: 12E, 34  
Zone: R-1  
Description: Construction of new 5 story, 44 unit senior residential building and 23 parking spaces.  
Variances: Front yard, rear yard, side yard, building coverage, lot coverage.  
**Decision: Approved.**
  
13. Case: P07-119.1 Amended Preliminary & Final Major Site Plan, “c” variances  
Applicant: 345 4<sup>th</sup> St. LLC  
Attorney: George Garcia  
Review Planner: Kristin Russell  
Address: 345 Fourth St.  
Block: 387 Lots: 30.A  
Zone: R-1 one- and two-family residential  
Description: Rehabilitation of existing building with 4 residential units originally approved 12/11/07. Unapproved changes, several of which trigger variances, include floorplan redesigns, rear balcony (encroachments), front yard encroachment into ROW, façade material changes, roof deck added  
Variances: Rear yard setback and deck encroachment, front yard setback and encroachment into ROW, expansion of a non-conforming structure, lot coverage  
**Decision: Approved.**

14. Case: P11-023 Preliminary & Final Major Site Plan, “c” variances  
Applicant: Eastern International College  
Attorney: Robert Gaccione, Esq.  
Review Planner: Kristin Russell  
Address: 684 Newark Ave.  
Block: 593.1 Lots: 2  
Zone: St. John’s Redevelopment Area  
Description: Addition to existing school building  
Variances: lot coverage  
**Carried to August 23, 2011**
15. Case: P08-103.1 Amended Minor Site Plan with “c” variances  
Applicant: Rohan Somar  
Attorney: Ron Shaljian, Esq.  
Review Planner: Kristin Russell  
Address: 467 Palisade Ave.  
Block: 767 Lots: 39  
Zone: R-2  
Description: Originally approved April 7, 2009. Significant unapproved façade and floorplan changes, changes to total square footage, material downgrades, coverage and FAR changes.  
Variances: height, first floor glazing  
**Carried to August 23, 2011**
12. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:
1. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Major Site Plan # P11-002 submitted by Maayan Cohen ( 60 Van Reipen Ave.).
  2. Resolution of the Planning Board of the City of Jersey City Approving proposed McGinley Square Redevelopment Plan.
  3. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Major Site Plan with design waiver # P11-046 submitted by Genesis Ocean Assoc, LLC . (445,447,449,451-457 Ocean Ave. & 79-81 Dwight Street).
  4. Resolution of the Planning Board of the City of Jersey City Approving proposed amendments to JC LDO regarding Historic signage regulations.
  5. Resolution of the Planning Board of the City of Jersey City proposed amendments to the Montgomery Gateway Redevelopment Plan.
  6. Resolution of the Planning Board of the City of Jersey City proposed amendments to the Monticello Avenue Redevelopment Plan.
  7. Resolution of the Planning Board of the City of Jersey City Approving proposed amendments to the Tidewater Basin Redevelopment Plan.
  8. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan # P10-074 submitted by Eyal Shuster ( 366 West Side Avenue).
  9. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Major Site Plan with “c” variance # P 11-025 submitted by Hudson Assoc. Ltd. Ptnshp. (401 Route.440 – Staples).
13. Executive Session, as needed, to discuss litigation, personnel or other matters
14. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD